



1119 Leek Road
Stoke-On-Trent, ST1 6AQ

In the words of Romeo and Juliet...Did my heart love till now... For I ne'er saw true beauty till this night...well this stunning two bedroom apartment, with your very own private BALCONY, will have you repeating these words by William Shakespeare. Boasting an open plan living area, two bedrooms and bathroom this LUXURY apartment really will have your heart... We forgot to mention the allocated parking and large lawned communal area to the rear!! VIEWING really is a MUST!!

Offers in excess of £95,000

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- BEAUTIFUL FIRST FLOOR APARTMENT WITH BALCONY
- COMMUNAL AREA TO THE REAR
- LOFT ACCESS
- LOUNGE/KITCHEN AREA
- ALLOCATED PARKING
- POPULAR LOCATION
- TWO GOOD SIZED BEDROOMS
- ENTRY PHONE ACCESS

Entrance Hall

14'2" x 4'0" (4.34 x 1.23)

A double glazed door to the front aspect. Radiator, tiled flooring. Loft hatch access and door leading to storage cupboard.

Lounge

16'2" x 8'10" (4.94 x 2.70)

Double glazed patio doors to the rear aspect. Electric fireplace, radiator and television point.

Kitchen

11'10" x 8'10" (3.61 x 2.70)

Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and gas hob with cooker hood above, fridge/freezer. Plumbing for a washing machine. Cupboard housing combi boiler and tiled flooring.

Bedroom One

11'5" x 11'0" (3.48 x 3.37)

A double glazed window to the side aspect and radiator.

Bedroom Two

11'1" x 8'3" (3.39 x 2.52)

A double glazed window to the side aspect. Radiator and laminate flooring.

Bathroom

6'2" x 5'5" (1.89 x 1.66)

Fitted with a suite comprising bath with mixer tap and shower above, wash hand basin and low level W.C. Fully tiled walls and radiator. Tiled flooring.

Exterior

The property has a communal security access door via intercom system. Stairs leading to the first floor where the apartment is situated. The property has an allocated parking space and there is an optional guest parking space. To the

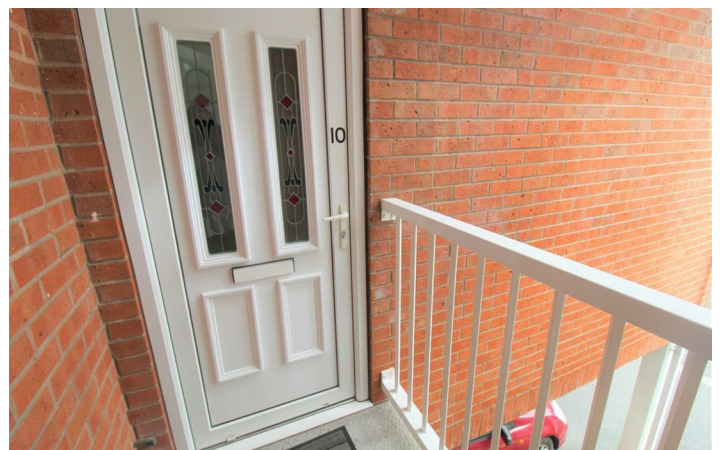
rear there is a large lawned communal area that is fully enclosed. The property also boasts a private balcony.

Tenure Details

The property is leasehold. There is currently 105 years remaining on the lease. There is a maintenance/ service charge of £500.00 which is due annually.



Directions



Floor Plan

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